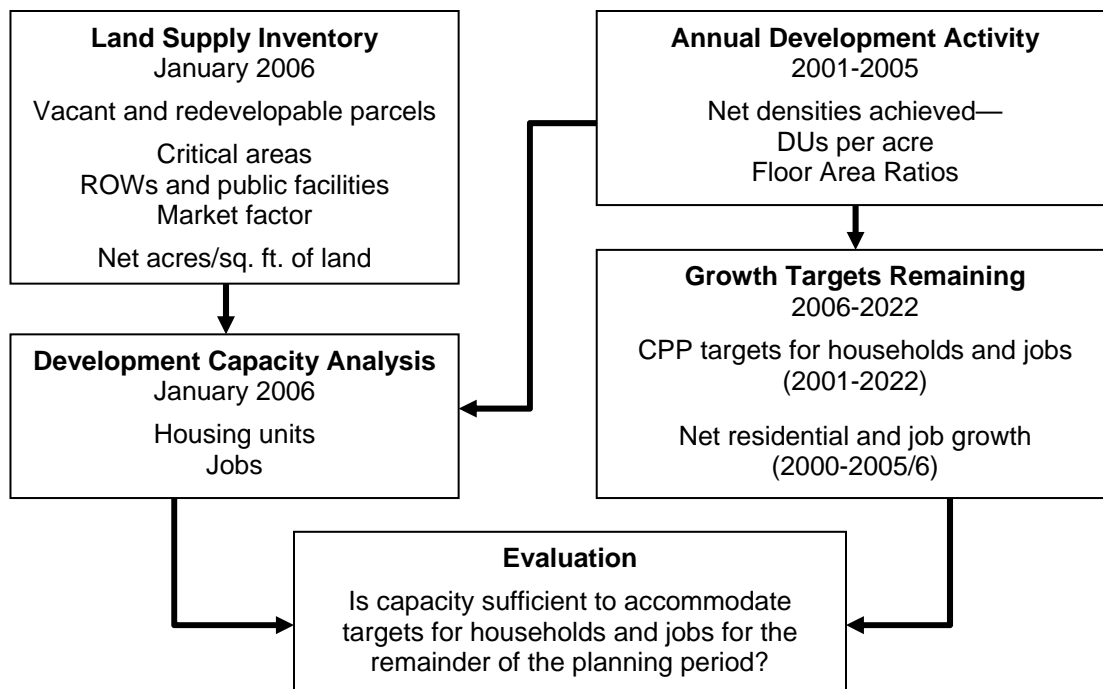


### III. Technical Framework and Methodology

The Buildable Lands statute (RCW 36.70A.215) requires six counties—King, Snohomish, Pierce, Kitsap, Thurston, and Clark—and cities within them to establish a review and evaluation program. The statute requires data collection annually, as well as analysis and evaluation every five years. The second 5-year evaluation report is due to the State by September 1, 2007.

Buildable Lands implementation in King County involves several interrelated elements of data collection and analysis. The elements include 1) collection and analysis of data on development activity, 2) a land supply inventory, 3) a development capacity analysis, 4) an update of growth targets, and 5) an evaluation of the sufficiency of the capacity to accommodate growth targets. Figure 3.1, below, shows the elements as distinct technical exercises, lists the major outputs of each exercise, and illustrates the analytical connections between them. Subsections of this chapter will describe the elements in greater detail.

**Figure 3.1 Elements of Buildable Lands Analysis and Evaluation**



Technical work for Buildable Lands was carried out by the county and its cities separately and in coordination with each other. Technical staff from throughout the county met several times for orientation to the program tasks and discussion of methods and data. A steering committee, consisting of staff from the Suburban Cities Association (SCA), the Cities of Seattle and Bellevue, and King County, met regularly to review and approve methods and reporting documents. SCA staff developed and disseminated technical guidelines and templates for data reporting and analysis and provided extensive technical assistance to local staff in completing the necessary tasks.

State *Buildable Lands Program Guidelines* (CTED 2000) provided overarching guidance on the technical requirements of the statute. The King County countywide methodology is consistent with the state guidelines and ensures that Buildable Lands results would be reliable and comparable

across the entire county. It also allows enough flexibility to respond to local variation in data resources, land use regulations, land base, and market conditions.

Overall, the technical framework for the 2007 Buildable Lands Report diverges only slightly from that used in the 2002 report. New and updated elements of the methodology include the following:

- Assumed future densities were updated based on actual densities achieved 2001-2005, which were generally higher than the densities used in the 2002 Buildable Lands analysis
- Assumed land needs for rights-of-way and public purposes were updated based on observed development patterns 2001-2005, which generally resulted in higher discounts than used in the 2002 Buildable Lands analysis
- Critical areas deductions reflect updated critical areas ordinances as well as new more accurate data where available
- Market factor discounts were reviewed and revised for some locations in the county
- Assumed residential vacancy rates were used to convert housing units to households

The sections below describe, in brief, the data, calculations, and assumptions that comprise the countywide methodology.

### **Classification of Data by Land Use and Density Range**

For the purposes of analysis and reporting, data on permits, plats, land supply, and development capacity have been aggregated within generalized categories of use and density. Table 3.2 describes the classifications that are used in this report.

**Table 3.2: Use and Density Classifications**

CATEGORY	DEFINITIONS
<b>Single Family</b>	<p>Permits for single-family detached homes.</p> <p>Zoning is classified as single-family where allowed densities are up to 9 DUs/acre. While many zones that allow higher densities do allow single-family detached housing, often occurring at densities higher than 9 DUs/acre, this cutoff represents a break-point where the majority of development below it is single-family detached housing, and the majority of the development above it is attached housing types.</p>
<b>Multifamily</b>	<p>Permits for attached housing, including duplexes, townhomes, condos, and apartments.</p> <p>Zoning is classified as multifamily where allowed densities exceed 9 DUs/acre. While some zones that allow less than 9DUs/acre do permit housing development that is not exclusively single-family detached, this cutoff represents a break-point where the majority of development below it is single-family detached housing, and the majority of the development above it is attached housing types.</p>
<b>Commercial</b>	<p>Primary permitted uses are commercial (e.g., retail, office), not industrial.</p>
<b>Industrial</b>	<p>Primary permitted uses are industrial (e.g., manufacturing, warehouses), not commercial.</p>
<b>Mixed Use</b>	<p>Permits for new development consisting of both residential and commercial uses.</p> <p>Zoning is classified as mixed-use where both commercial and residential uses are allowed within the same zone. Actual development in mixed-use zones will include both mixed-use projects and single-use projects.</p>
<b>Grouping Residential Data by Maximum Zoned Density</b>	<p>In the data profiles for each jurisdiction in Chapter VII, data associated with single-family, multifamily, and mixed-use zoning designations are further grouped by zoned densities. Range classifications include the following:</p> <ul style="list-style-type: none"> <li>• Less than 3 DUs per acre</li> <li>• 3 – 5 DUs per acre</li> <li>• 5 – 7 DUs per acre</li> <li>• 7 – 9 DUs per acre</li> <li>• 9 – 13 DUs per acre</li> <li>• 13 – 19 DUs per acre</li> <li>• 19 – 31 DUs per acre</li> <li>• 31 – 48 DUs per acre</li> <li>• More than 48 DUs per acre</li> <li>• Other (mixed densities in Urban Planned Developments, typically)</li> </ul> <p>Zones were assigned to a density ranges based on the <b>maximum</b> DUs/ac allowed, as indicated by minimum lot size, maximum DUs/ac, height and setback limits, and other factors, depending on zone and with guidance and input from local planning staff.</p> <p>King County's 40 jurisdictions have many differing zoning and subdivision codes, with the effect that housing development may attain different densities. Grouping zones by generalized density range does not imply that all zones in that range are the same, but rather it provides common categories to simplify reporting and allow for cross-jurisdiction comparisons. Any further analysis at the jurisdiction level that compares actual densities with comprehensive plans and development regulations should incorporate more specific information on how density is addressed in those plans and regulations.</p>

## Development Activity

Jurisdictions collected, analyzed, and reported data on actual development activity that occurred under existing plans and regulations over a 5-year review period (2001-2005). These data describe, in detail, growth trends observed locally, particularly the amount, type, and location of new development, and, most importantly, the densities of residential, commercial, and industrial projects. Research on development densities is central to the Buildable Lands analysis, as it provides the basis for assumptions about future development potential on vacant and redevelopable land. A standardized set of data tables used by all jurisdictions facilitated a systematic and consistent treatment of the data.

The density research encompassed thousands of development records, including all single-family plats recorded each year and all building permits issued each year.<sup>1</sup> The research relied on both automated permit tracking systems, which are available in many jurisdictions, as well as paper records, such as plat maps and site plans. Densities of residential projects were measured in dwelling units (DUs) per net acre. The intensity of non-residential development was measured in terms of floor-area-ratio (FAR), calculated as the sq. ft. of building divided by the net sq. ft. of the site. In all cases, densities were calculated against the net site area—excluding critical areas, right-of-way dedications (or equivalent, such as access tracts), and on-site public uses (primarily drainage and open space tracts). Table 3.1 below summarizes, by type of development permit, 1) formulas for calculating densities, and 2) land within the gross site area that was not included in the net site area. Data collection also included the zoning designation (or, in several cities, the comprehensive plan designation) for each development site.

More complex development types, such as mixed-use projects, posed special challenges to measuring achieved densities. Mixed-use projects, as defined for this analysis, were those that included both residential and commercial space. For each mixed-use project, both DUs/acre and an FAR were measured, based on apportioning the site area to residential and commercial uses, respectively. Based on this methodology, the densities calculated for mixed-use projects are higher than calculating the DUs/acre and FAR against a project site in its entirety.

Permits for phased projects or projects with multiple buildings also presented challenges. In such cases, to ensure consistent results across multiple permits, each permit was analyzed as a proportion of the entire project at full buildout.

Additional data were collected annually on permits for accessory dwelling units (ADUs), permits to place manufactured housing, permits for demolitions of dwelling units, and residential building permits that constituted one-for-one replacement of demolished dwelling units. In most cases, these permit types did not contribute to the density measures for Buildable Lands.

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<sup>1</sup> City of Seattle presents two exceptions. First, the city did not report plat data, since the land in Seattle is effectively platted already. Second, the city reported permits finalized, not permits issued. Due to lag time between permit issuance and completion, as well as permit expirations and withdrawals, Seattle considers the finalized permits to be a much more accurate measure of development activity in any one year. These factors are considered to uniquely affect the City of Seattle's permit data.

**Table 3.1: Density Measures by Development and Permit Type**

Type of Development Activity	Calculation of Density	Land Excluded from Net Site Area
Single-Family Subdivision Plats	# Lots / Net Plat Area	-ROWs (including public and private roads and access tracts) -Public Purposes (e.g., drainage tracts, parks, open space) -Critical Areas and buffers (primarily sensitive areas tracts)
Single-Family Building Permits	# Units / Lot Area	NA (Land area within building lots is assumed to be equivalent to net land area calculated in plats as per above)
Multifamily Building Permits	# Units / Net Site Area	-ROWs (public dedications) -Public Purposes (e.g., drainage facilities, parks, open space) -Critical Areas and buffers
Commercial / Industrial Building Permits	Floor Area / Net Site Area	-ROWs (public dedications) -Public Purposes (e.g., drainage facilities, parks, open space) -Critical Areas and buffers
Mixed-Use Bldg. Pmts. (Residential Portion)	# Units / Net Residential Portion of Site	-ROWs (public dedications) -Public Purposes (e.g., drainage facilities, parks, open space) -Critical Areas and buffers
Mixed-Use Bldg. Pmts. (Commercial Portion)	Commercial Floor Area / Net Commercial Portion of Site	-ROWs (public dedications) -Public Purposes (e.g., drainage facilities, parks, open space) -Critical Areas and buffers

## Vacant and Redevelopable Land Supply

As a second major technical element, Buildable Lands requires that local governments “determine the quantity and type of land suitable for development, both for residential and employment-based activities.” Buildable Lands Program Guidelines define such land as: “All vacant, partially-used, and under-utilized parcels that are: (a) designated for commercial, industrial, or residential use; (b) not intended for public use; and (c) not constrained by critical areas in a way that limits development potential and makes new construction on a parcel unfeasible.” The King County methodology is consistent with this definition.

The land supply inventory in King County—a composite of inventories conducted by each jurisdiction—represents a snapshot of approximately January 2006, the end of the 5-year review period. The land supply inventories throughout the county were based on parcel data, using geographic information systems (GIS) that were used to map and analyze the data. The following definitions and factors were used in developing the land supply inventory for each jurisdiction:

- **Exclusion of land deemed not available for development due to ownership or use.** Categorical exclusions from the supply of developable land included public facilities and land, utility and railroad ROWs, golf courses, cemeteries, schools, landfills and quarries, and many churches and other institutional uses.
- **Land committed to significant projects in development pipeline.** The methodology contains an option to identify major sites committed to development in the pipeline for individualized

analysis of future development potential. Many such sites within the county were treated as “in the pipeline,” including larger master planned developments with unique use mixes and densities at buildout. The acreage of these lands was not included in the land supply inventory. Importantly, the statistics on “pipeline” development potential do not include all projects under review, but just a subset of development sites where individualized analysis was warranted.

- **Vacant land.** The state Buildable Lands Program Guidelines define vacant land as “parcels of land that have no structures or have buildings with very little value.” In King County, vacant land was identified primarily based on having an Assessor present use classification of “vacant” along with minimal or zero improvement value. Appendix A documents the specific definitions for vacant land used in each jurisdiction.
- **Redevelopable land zoned for single-family residential uses.** The State Buildable Lands Program Guidelines refer to such lands as “partially utilized,” defined as parcels that are “occupied by a use, but which contain enough land to be further subdivided without need for rezoning.” In the King County methodology, parcels with subdivision potential were identified primarily based on comparisons of current and potential densities or lot sizes. This would include, for example, a single house on a 1-acre parcel where the zoning allows 4 DUs/acre. Generally, parcels were considered redevelopable in single-family zones if they allowed at least 2.5 to 3 dwelling units where one now exists. Appendix A documents the technical definitions and density thresholds used in each jurisdiction.
- **Redevelopable land zoned for multifamily residential, commercial, industrial, and mixed uses.** The state Buildable Lands Program Guidelines refer to such lands as “under-utilized,” and define them as follows:

“All parcels of land zoned for more intensive use than that which currently occupies the property. For instance, a single-family home on multifamily-zoned land will generally be considered under-utilized. This classification also includes redevelopable land, i.e., land on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive uses during the planning period.”

In King County, underutilized land was identified using several indicators. Existing single-family uses were generally considered redevelopable where the zoning allowed multifamily, commercial, or industrial uses. In multifamily zones, parcels currently at much lower densities than allowed by zoning were also sometimes considered redevelopable. In commercial, industrial, and mixed-use zones, redevelopment potential was identified primarily using the ratio of improvement to land value as determined by the County Assessor. The most common threshold for redevelopability was a ratio of  $< 0.5$ , where the land was assessed at least twice the value of the improvements. Appendix A documents the technical approaches and definitions used to identify redevelopable land in each jurisdiction.

- **Editing the vacant and redevelopable land selections.** In most jurisdictions, the initial selected inventory of buildable parcels were further refined based on additional considerations, including:
  - Position of existing buildings on the parcel
  - Review of aerial photography
  - Value of existing homes
  - Critical areas not identified in the GIS analysis
  - Apparent market interest in development / redevelopment
  - Parking and outdoor storage associated with adjacent uses
  - Multiple parcels underlying a single existing use
  - Small parcel size and/or parcel shape making development infeasible

- Other factors based on local knowledge

Generally, this process resulted in a more conservative estimate of the amount of vacant and redevelopable land than produced through database queries alone.

- **Deductions for land encumbered by critical areas.** Environmentally sensitive areas deducted from the supply of buildable lands included wetlands, steep slopes and slide prone areas, flood hazard areas, and stream corridors. In many cases, accurate mapped data were available to estimate critical areas through geographic information systems analysis. Such analysis entailed superimposing relevant environmental features, along with associated buffers within which local regulations limit development, over selected vacant and redevelopable parcels as a means of calculating the area of land deemed not buildable. For several jurisdictions, the absence of adequate GIS resources necessitated the use of hard copy maps as the basis for discounting a percentage of land assumed encumbered by critical areas within each zoning district. In all cases, provisions of local updated critical areas ordinances guided the critical areas analysis for Buildable Lands. Appendix B documents the types of critical areas, data sources, and technical methodology employed in each jurisdiction. Chapter VII contains information on the amount of land deducted for critical areas in each jurisdiction.
- **Deductions for land needed for future rights-of-way (ROWs).** For most future land uses, a small to moderate percentage of land was assumed to be necessary for future new or expanded rights-of-way, including new roads, widening existing roads, and access tracts. Discounts for future ROWs were based upon the measured percentages of land dedicated to ROWs in recent plats and permits. The percentages were calculated as a share of land **not constrained** by critical areas. Other factors were also considered, such as the size of the remaining developable parcels and the degree to which they were served by existing roads. Appendix B documents the range of ROW discounts used in each jurisdiction. More specific information on ROW discounts used in each jurisdiction is contained in Chapter VII.
- **Deductions of land needed for future public purposes.** For most future land uses, a small to moderate percentage of land was assumed to be necessary for future new on-site public purposes, primarily stormwater ponds and other drainage infrastructure, but also recreation and open space uses, and other uses. Discounts for public purposes were based upon the percentage of land dedicated to public purposes in recent plats and permits. The percentages were calculated as a share of the land **not constrained** by critical areas. Other factors were also considered, including the size of remaining developable parcels, anticipated stormwater standards, and other factors. Appendix B documents the range of public purpose discounts used in each jurisdiction. More specific information on those discounts is contained in Chapter VII.
- **Deductions for a market availability factor.** It was assumed that, throughout the county, a portion of the net land supply may not be available for development or redevelopment during the 20-year planning period due to several factors. These factors include personal use, investment or speculative holding, land banking for future business expansion, and other considerations that serve to hold land off the market. Application of the market factor does not mean that the land is not developable, but rather that its capacity to accommodate growth may be realized over a longer term than the 2001-2022 planning period.

Market factors ranged generally from 5% to 20%, with redevelopable land discounted more heavily than vacant land. Central locations with high market demand generally used discounts in the 5%-10% range; established suburban communities generally uses discounts in the 10%-15% range; and outlying jurisdictions generally used discounts in the 15%-20% range. Variations outside of the recommended ranges reflect the judgment of local planning staff that one or more factors supported a different assumption. Staff considered factors such as information on land ownership, proposed projects, market interest, and known preferences of current owners. Generally, this resulted in higher market factors than recommended. Appendix B documents the

range of market factor discounts used in each jurisdiction. More specific information on market factors is contained in Chapter VII.

The land supply analysis generated acreage figures for vacant and redevelopable land—unconstrained by critical areas, not needed for future ROWs or public purposes, and potentially available for development—for each zoning designation (or, in several cases, comprehensive plan designation) within each jurisdiction in the county.

## Housing and Job Capacity

Additional calculations were used to convert acres of vacant and redevelopable land into units of development capacity—net new housing units and net new jobs. The analysis incorporated assumptions based on current plans and zoning, including factors for future density, existing uses, mixed uses, and other considerations. Basic formulas were as follows:

*Residential Capacity = Net Acres of Land x Assumed Future DUs per Acre – Existing DUs on Redevelopable Parcels*

*Job Capacity = (Net Sq. Ft. of Land x Assumed Future FAR – Existing Non-Residential Floor Area on Redevelopable Parcels) ÷ Assumed Floor Area per Employee*

**Assumed future densities.** Jurisdictions based assumptions about future densities primarily on dwelling units per net acre and net floor area ratios achieved during the 5-year review period (2001-2005), but also took into consideration factors that would support an alternative assumption. In most zoning districts, recent observed densities were assumed to continue for the remainder of the planning period. However, within individual zones, development activity was sometimes too limited, with few or no permits or plats during the 5-year review period, to serve as a valid basis for future assumptions. In addition, achieved density figures were, in some cases, skewed by large projects at densities that were uncharacteristic or unsustainable under current zoning. For these and other reasons, density assumptions for selected zones reflect factors in addition to recent development data, including the following:

- Densities and uses allowed under current plans and zoning
- Densities achieved in other zones within a jurisdiction
- Densities achieved in similar zones in comparable jurisdictions
- Information about proposed projects or projects under review
- Density trends observed over time
- Local knowledge of market demand and land owner/developer interest
- Recent changes in zoning and other development regulations

Achieved and assumed future densities, by zoned use and density ranges, are reported in the jurisdiction profiles contained in Chapter VII.

**Existing development on redevelopable parcels.** Any housing units or non-residential building square footage existing on redevelopable parcels was subtracted from the gross capacity. This calculation resulted in an estimate of redevelopment capacity that represents the additional net new units and jobs that can be accommodated on the land above and beyond existing development levels.



**Floor-area-per-employee assumptions.** The conversion of the supply of land for commercial, industrial, and office uses into estimates of job capacity involved two sets of assumptions. Assumed future FARs, described above, were used to convert land area into capacity in terms of potential commercial or industrial building square footages. As a second step, floor area capacity was then converted to job capacity based on assumed floor-area-per-employee multipliers. The multipliers were derived from a number of factors, including uses allowed by current zoning, local market demand, research on employment density within the region, and industry standards. Chapter VII and Appendix C documents the range of floor-area-per-employee multipliers used by each jurisdiction to estimate commercial and industrial employment levels.

**Mixed-use and multiple use zones.** Zones or plan designations that allow both residential and non-residential uses were treated as “mixed-use” land. “Mixed-use,” then, includes both areas where new development occurs with commercial and residential uses in the same project as well as areas where commercial and residential uses may occur as separate uses within the same district. Net developable acres in mixed-use and multiple use zones were allocated to residential and commercial capacity models respectively, based on an assumed split between future residential and commercial development. For example, if 50% of the future development in a zone was assumed to be residential and 50% commercial, then 50% of the net buildable land was treated as “residential” and 50% as “commercial.” The residential-commercial splits in mixed-use zones reflect recently observed and planned development patterns as well as the professional judgment of local planners about future markets for residential and commercial space.

**Accessory dwelling units.** Many cities allow accessory dwelling units (ADUs) in existing and new single-family residences. The number of permitted ADUs within each jurisdiction is tracked for Buildable Lands. Future capacity for additional ADUs was estimated by extending annual rates of ADU permitting observed 2001-2005 over the remainder of the planning period.

**Capacity “in the pipeline.”** Anticipated numbers of housing units and jobs on “land committed to development in the pipeline” were calculated from project plans and permits and added to capacity totals as a final step. The 2006 capacity of each “pipeline” project was calculated as the total project size (i.e., DUs and commercial floor area) minus project space permitted prior to 2006. As noted, “pipeline” capacity then did not include all projects under review, but rather a select subset of large or unique projects that warranted individualized analysis.

**Capacity for urban growth in Rural Cities’ Urban Growth Areas.** Six cities—Enumclaw, North Bend, Snoqualmie, Carnation, Duvall, and Skykomish—are situated within the county as “islands” of Urban designated land, and are termed Rural Cities in the Countywide Planning Policies. These Urban islands consist of incorporated city land along with unincorporated UGAs. (Town of Skykomish does not have a UGA.) No growth targets have been assigned to the Rural Cities’ UGAs. Growth targeted to each of the Rural Cities is to be accommodated within each Urban island in its entirety. King County has maintained rural density zoning in the Rural Cities’ UGAs, with an expectation that, upon annexation to the cities, the land would be upzoned to urban densities and provided with urban levels of service. The capacity estimates for the five cities with associated Rural City UGAs include 1) capacity within city limits, based on current zoning, and 2) projected capacity within the UGA, based on assumed future zoning after annexation.

## Household and Job Growth Targets

The Buildable Lands statute requires an evaluation of the sufficiency of the land supply and capacity to accommodate future growth needs for the “remaining portion of the twenty-year planning period used in the most recently adopted comprehensive plan.” The Countywide Planning Policies (CPPs) provide a common timeline and framework for quantifying future growth needs for all jurisdictions in

King County. The Household and Job Growth Targets, which are contained in Table LU-1 of the CPPs, represent the assumed growth needs of each jurisdiction for the entire 2001-2022 planning period.

**Household Growth Targets.** Five years have elapsed since the CPP target baseline of year 2000. Household targets for the remaining years of the planning period (2006-2022) were determined, first, by calculating the net new units added to the housing stock in each jurisdiction from 2001 through 2005. Second, to estimate the number of households gained, net new units were converted to households using an assumed long-term occupancy rate of 98% for single-family housing and 95% for multifamily housing. Finally, the resulting figure for net new households was subtracted from the original Household Growth Target for 2001-2022. This calculation is shown below.

$$\text{Household Growth Target (2006-2022)} = \text{Household Growth Target (2001-2022)} - (\text{Net New Units Permitted} \times \text{Assumed Occupancy Rate})$$

**Job Growth Targets.** Employment change since the job target baseline year of 2000 can be tracked using data available from the Puget Sound Regional Council (PSRC).

The PSRC produces annual estimates of covered employment for each city and county based on data provided by the State Employment Security Department. “Covered” employment refers to positions covered by the Washington Unemployment Insurance Act. This data set excludes certain job categories, such as self-employed, proprietors, military personnel, and others, and accounts for approximately 85 to 90 percent of all jobs. The PSRC maps the ESD records to reported job locations and supplements the accuracy of this exercise with additional information on employment at Boeing, public schools, and government offices. Government jobs, as a component of the year 2000 covered employment estimates, represent a provisional revised dataset that differs from data currently published by the PSRC.

The PSRC covered employment estimates for the years 2000 and 2006 are reported in the King County Buildable Lands evaluation. (This represents a span of 6 years, one year longer than other longitudinal data reported. End year 2006 rather than 2005 was used in order to capture as much of the job recovery as possible. Also, because the data represent March of each year, March 2006 most closely approximates the end of the 5-year review period 2001-2005.) Job change from 2000 to 2006 is one measure of progress toward attaining the Job Growth Targets for the planning period 2001-2022 contained in the CPPs. It is the measure used in this report to update those targets.

Preliminary analysis of employment data for the years 2000 and 2006 indicate a mixed picture of job decline and growth throughout the county. King County lost more than 70,000 jobs during the recession of 2001-2004. As of early 2006, the countywide employment was still about 25,000 below that at the start of the decade. In addition, many individual jurisdictions within the county had not fully regained pre-recession employment levels.

Where the data show that a jurisdiction had a negative employment change 2000-2006, this is assumed to indicate that many buildings remain underutilized, and that capacity to recover year 2000 job levels exists within those buildings. For that reason, Job Growth Targets for cities showing a job loss were held steady at their original 2001-2022 level. Job growth beyond year 2000 levels would have to be accommodated through new development. The formula for updating job targets is shown below.

*Where Covered Employment Change (2000-2006) > 0:*

*Job Growth Target (2006-2022) = Job Growth Target (2001-2022) – Covered Employment Change (2000-2006)*

*Where Covered Employment Change (2000-2006) < 0:*

*Job Growth Target (2006-2022) = Job Growth Target (2001-2022)*

Another measure of local progress toward achieving Job Growth Targets is the amount of new commercial and industrial square footage of floor area, derived from data on building permits. Five years of such data show a somewhat different picture of the degree to which local jurisdictions have been making progress toward reaching their targets. Despite the negative or flat job numbers, many cities continued to issue permits for significant additional floor area of industrial and, especially commercial uses during the 2001-2005 period. Because of the lag between permit issuance date and occupancy of new buildings, much of the employment growth resulting from this activity will not show up in the covered employment data until 2007 or beyond.

Chapters IV and VII present data on both employment change and commercial and industrial permitting at the UGA, subarea, and jurisdiction levels

## **Evaluation of Capacity vs. Targets**

As a final step, the results of the elements outlined above were carried forward to answer the main evaluation question posed by Buildable Lands:

*Are development capacities sufficient to accommodate growth targets for households and jobs for the remainder of the planning period?*

This question is answered for several levels of geography. The first level is the entirety of Urban designated King County, the Urban Growth Area. The second subarea level includes four jurisdictional groupings: Sea-Shore, East County, South County, and Rural Cities. Finally, the adequacy of capacity in each city and subarea of urban unincorporated King County is evaluated.

Where capacity is found to be insufficient to accommodate planned growth within the UGA or within individual jurisdictions, then the county or cities must adopt measures that are reasonably likely to address any inconsistencies between actual development and their comprehensive plans and to provide sufficient capacity to accommodate targeted growth for the remainder of the planning period.

